



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrnet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, October 14

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, OCTOBER 5, 2005
7:00 P.M.

**"Nothing is more conducive to progress than the
widespread belief that it can occur."**

CHARLES VAN DOREN

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **MOTION TO ACCEPT AND FILE REPORT ON
POSTING OF AGENDA**
5. **APPROVAL OF MINUTES:**
6. **REQUESTS FOR POSTPONEMENTS**

ROLL CALL: ____ Drevno ____ Faulk ____ Guyton ____ Horwich ____ LaBouff ____ Muratsuchi ____ Chairperson Uchima

7. TIME EXTENSIONS

- A. MIS05-00212: DENN ENGINEERS (SUBTEC – CHERYL VARGO)
Planning Commission consideration for approval of a Time Extension of a previously approved Tentative Tract Map (TTM60050) to allow the subdivision of one lot for condominium purposes on property located in the R-3 Zone at 2080 Washington Avenue. (Res. No. 05-137)

8. CONTINUED HEARINGS

- A. PRE04-00015, WAV05-00017: MICHAEL AND CAROLYN WELLENS
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage and a height Waiver to allow the structure to exceed the 27 foot height limitation on property located in the Hillside Overlay District in the R-1 Zone at 208 Paseo De Granada. (Res. Nos. 05-107, 05-108)

9. WAIVERS

- A. WAV05-00024: JEFF BROWNING
Planning Commission consideration for approval of a Waiver to allow less than the required exterior side yard setback in conjunction with a one story addition to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 22503 Linda Drive. (Res. No. 05-138)

B. WAV05-00025: BJC DESIGNS

Planning Commission consideration for approval of a Waiver to allow a reduction in the rear yard setback in conjunction with a one story addition and a two car garage to an existing single family residence located in the R-1 Zone at 24474 Winlock Drive. (Res. No. 05-147)

10. FORMAL HEARINGS

A. CUP05-00025, DIV05-00013: SAMUEL KIM

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of two new condominium units and a Division of Lot for condominium purposes on property located in the R-2 Zone at 24217 Ward Street. (Res. Nos. 05-139, 05-140)

B. PRE05-00024, WAV05-00015: RICK SELLERS

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence in conjunction with a Waiver to allow a reduction in the side yard and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 109 Via La Soledad. (Res. Nos. 05-143, 05-144)

C. PRE05-00025: ROBERT GARSTEIN / RGA, INC.

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 5105 Zakon Road. (Res. No. 05-145)

- D. PRE05-00026: JEFF AND KRISTY SMITH (MICHELLE GAINER)
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence in the Hillside Overlay District in the R-1 Zone at 2703 Ridgeland Road. (Res. No. 05-146)

- 11. RESOLUTIONS**
- 12. PUBLIC WORKSHOP ITEMS**
- 13. MISCELLANEOUS ITEMS**
- 14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**
- 15. LIST OF TENTATIVE PLANNING COMMISSION CASES**
- 16. ORAL COMMUNICATIONS FROM THE PUBLIC**
- 17. ADJOURNMENT**